

## MEMO

**DATE:** November 14, 2000  
**TO:** Honorable Mayor and City Council  
**FROM:** John Lettelleir, A.I.C.P. Director of Planning  
**RE:** Zoning Appeal  
Z2000-18 and SUP2000-12  
**xc:** George Purefoy, City Manager  
Doug Mousel, Planner II

The applicant is appealing the Planning & Zoning Commission's denial of these two cases to City Council. The Planning & Zoning Commission denied these requests as stated in the attached Planning & Zoning Commission follow-up memos. The approval of these cases will require a three-fourths (3/4)-majority vote by City Council, five affirmative votes, to overturn the commission's recommendation.

September 27, 2000

**TO:** Mayor and City Council

**FROM:** John Lettelleir, Director of Planning

**SUBJECT:** Results of the Planning & Zoning Meeting September 26, 2000

**Public Hearing:** Specific Use Permit SUP2000-12  
**Applicant(s):** 1200 F.M. 720 Assoc., Ltd.

**DESCRIPTION:**

A request for a Specific Use Permit for a Self-Storage/Mini-Warehouse facility on 4.9± acres on the north side of F.M. 720, 1,550± feet east of F.M. 423. Zoned Agricultural. Requested zoning is Commercial-1. Neighborhood #44.

**APPROVED:** \_\_\_\_\_ **DENIED:** 5-1 **TABLED:** \_\_\_\_\_

**RECOMMENDATION:**

Denied in conjunction with Zoning Case Z2000-18.

Commissioner Ferguson voted in opposition as stated in Zoning Case Z2000-18.

DM/sg

cc: Mark DeMattia 214-303-1824  
Frank Jaromin  
Donnie Mayfield  
Mack Borchardt

**Agenda No.** 5B

**Public Hearing:** Specific Use Permit SUP2000-12

**Applicant(s):** 1200 F.M. 720 Assoc., Ltd.

**Description:**

A request for a Specific Use Permit for a Self-Storage/Mini-Warehouse facility on 4.9± acres on the north side of F.M. 720, 1,550± feet east of F.M. 423. Zoned Agricultural. Requested zoning is Commercial-1. Neighborhood #44.

**HISTORY:**

Specific Use Permit SUP99-07 - A request for a Specific Use Permit for a Self-Storage/Mini-Warehouse facility on 4.9± acres on the north side of F.M. 720, 1,550± feet east of F.M. 423. Denied 5-1. The Commissioner voting in opposition did not provide a reason for the opposing vote.

**Remarks:**

This is a request for a Specific Use Permit for a Self-Storage/Mini-Warehouse facility on 4.9± acres. The Zoning Ordinance allows this use by Specific Use Permit in the Commercial-1 district. The applicant has submitted a zoning request to rezone 6.0± acres from Agricultural to Commercial-1 (Z2000-18). The approval of this request for a Specific Use Permit is contingent on City Council approval of Zoning Case Z2000-18.

Zoning and land use of the surrounding properties are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Undeveloped	Agricultural	Single-Family Residential / Potential Open Space
East	Single-Family Homes (final plat approved 9/19/2000)	Single-Family-4 / Single-Family-5	Single-Family Residential
South	Main Street / F.M.	Single-Family-5 /	Retail and Single-

	720) / Single-Family Homes / Undeveloped	Retail	Family Residential
<b>West</b>	Mobile Home	Agricultural	Single-Family Residential / Potential Open Space

The Zoning Ordinance lists four criteria for approval of a Specific Use Permit.

1. Is the property harmonious and compatible with its surrounding existing uses or proposed uses?

A single-family home and agricultural uses exist on the property. This property is designated as Single Family Residential on the Future Land Use Plan. Several single-family subdivisions are being developed in the proximity of this request. Meadowcreek – Phases 1 and 2 are being developed immediately to the east of this property. Windsor Place is being developed on the south side of Main Street (F.M. 720). The use is not compatible with the existing and proposed uses in the area.

2. Are the activities requested by the applicant normally associated with the requested use?

Self-storage/mini-warehouse facilities are typically located in non-residential areas. The Future Land Use Plan shows this property and surrounding properties as Single Family Residential.

3. Is the nature of the use reasonable?

A self-storage/mini-warehouse facility located adjacent to a single-family subdivision and in an area designated for a single family residential uses is not reasonable.

4. Has any impact on the surrounding area been mitigated?

Although the proposed use is not reasonable in a single-family neighborhood, a six-foot clay-fired brick wall and minimum three-inch caliper trees planted an average of 30 feet on-center have been proposed to screen the self-storage/mini-warehouse facility from future single-family homes.

**Summary:**

The request does not meet all four criteria for approval of a Specific Use Permit.  
Staff recommends denial of the request.

**Recommendation:**

Recommended for denial in conjunction with Zoning Case Z2000-18.